

PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT

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DATE: January 30, 2003

TO: Orange County Zoning Administrator

FROM: Current Planning Services Division

SUBJECT: Public Hearing on Planning Application PA 02-0107

PROPOSAL: A Use Permit request for a single-story, 915 square foot, detached second residential unit accessory to existing single-family dwelling within the R1 District. The project is located on Lot 11 of Tract 1828, within an unincorporated island near the city of Costa Mesa.

LOCATION: 2580 Willo Lane, Costa Mesa. Located within the 2nd Supervisorial District.

APPLICANT: Mr. Christian Morgan, Owner
Mr. Howard Morgan, Applicant

STAFF CONTACT: Chad Brown, Section Chief
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SYNOPSIS: Current Planning Services Division recommends Zoning Administrator approval of PA 02-0107 for the proposed second residential unit in compliance with Section 7-9-146 subject to findings and conditions.

BACKGROUND:

The subject site is zoned R1 "Single-family Residence" District. The purpose and intent of the R1 District is to allow for the development of medium density residential neighborhoods with uses that can exist in harmony with the surrounding single-family neighborhood.

The property is developed with an existing one story single-family residence with an attached two-car garage on an 11,442 square foot lot. Additionally, there is a large swimming pool and a large detached garage / storage building within the rear yard areas. This detached structure provides additional accessible covered parking on the site. There is yet additional uncovered parking located within the front paved areas on the site. The existing residence is approximately 1,609 square feet in size. All setback requirements are satisfied by the existing structure. The applicant is proposing to construct a second residential unit in the rear yard and therefore under Zoning Code Section 7-9-146.5 a use permit is required.

SURROUNDING LAND USE:

The project site is surrounded by residential uses. R1 District single-family residential zoning exists on the north, east, and west of the site. A multi-family complex within the City of Costa Mesa is located immediately south of the project site.

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

A Notice of Hearing was mailed to all owners of record within 300 feet of the subject site. Additionally, a notice was posted at the site, at the 300 N. Flower Building and as required by established public hearing posting procedures. The proposal was distributed for review and comment to five (5) County divisions and the City of Costa Mesa for review and comment. Those comments have been addressed or the recommended conditions of approval are included within Appendix B. The City of Costa Mesa responded that the project does not necessarily conform to the city requirements for second residential units, but there is not a stated objection to the proposal. It should be noted that the project has been revised from the original plan provided to Costa Mesa. The proposed second residential unit was reduced in size and modified from a two-story to one story structure. These changes have addressed the shared concerns by City of Costa Mesa and County staff regarding building design and compatibility, building separation, and parking clarifications.

As of the writing of this staff report, no comments raising issues with the project have been received from other County divisions by staff.

CEQA COMPLIANCE:

Pursuant to the California Environmental Quality Act (CEQA), the proposed project is Categorically Exempt from the requirements (Class 3) of CEQA. Class 3 exemptions include, but are not limited to construction of second residential units in residential zones. Appendix A contains the required CEQA Findings.

DISCUSSION/ANALYSIS:

The applicant is proposing to build a single-story 915 square foot second residential unit in the rear yard area. Zoning Code Section 7-9-146.5 “Guesthouse or second residential unit” states that a guesthouse or second residential unit may be located in any district where a single-family unit exists. A use permit approved by the Zoning Administrator is required because the second residential unit will be located on a parcel that is less than one acre in size.

The second residential unit is proposed to be located approximately 56 feet from the front property line, 16 feet 10 inches from the left site property line, approximately 69 feet from the right side property line, and 25 feet minimum from the rear property line. The required setbacks for a second residential unit are the same as for the primary structure on the property. The required setbacks from property lines are 20 feet from the front property, 5 feet from each side, and 25 feet from the rear. The R1 District does not limit building site coverage, with the exception of structures located within the required setback areas. The second residential unit will satisfy all setback requirements.

The second residential unit structure is proposed with a height of approximately 17 feet which is within the district maximum height limit. The new structure will consist of a bedroom, a bathroom, a kitchen, and a living/dinning room. A small trellis is proposed off of the living/dinning room at the rear of the structure. A detailed site plan is included as Exhibit 2.

CONCLUSION OR SUMMARY:

Zoning Code Section 7-9-146.5 specifies that second units be permitted in any residentially zoned areas where there is an existing residential unit. All parking requirements for the site will be satisfied. Therefore, since the new unit meets all setback requirements and the unit will not create hardships for the neighborhood, staff supports the approval of this planning application.

RECOMMENDED ACTION:

Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff presentation and public testimony as appropriate; and,
- b. Approve Planning Application PA 02-0107 for second residential unit, subject to the attached Findings and Conditions of Approval.

Respectfully submitted

Chad Brown, Section Chief
CPSD/Site Planning Section

ATTACHMENTS:

- Appendix A. Recommended Findings
- Appendix B. Recommended Conditions of Approval

EXHIBITS:

1. Applicant's Letter of Explanation
2. Aerial photo
3. Project Plans